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187/187A FIELD END ROAD EASTCOTE, HA5 1QR



- FULLY LET FREEHOLD INVESTMENT
- SHOP PLUS 4 RECENTLY REFURBISHED FLATS
- BUSY LOCATION
- PRICE £1,200,000

LOCATION

The property is situated in one of the best positions in Eastcote just a short walk from the Metropolitan and Piccadilly Line Station. Multiple retailers nearby include Aldi, Tesco Express, Boots, Costa Coffee, Wenzels and Subway. Please see over for location plan. Please note this is for indicative purposes only.

DESCRIPTION

The property comprises a lock up shop with store at ground floor level. The ground floor rear and the upper parts have been converted into 4 self-contained flats just a few years ago. Two of the flats are accessed from a front balcony walkway from Field End Road. The other two are accessed from a rear service road. This is a road adopted by London Borough of Hillingdon servicing the rear of the shops. Just diagonally opposite at the rear of the property is a car park with a residents parking scheme.

ACCOMMODATION

Ground Floor Shop	665 sq ft
Store	170 sq ft
Total	835sq ft

Please see the attached schedule for details of the flats

LEASES

We attach a schedule of the tenancies and rents for the property.

The shop is let to Mr R Singh for a 5 year term from 19th April 2020 at a rent of £21,000 per annum. Mr Singh took over the existing business which has been trading as The Curtain Gallery at the property since 2008.

The flats are let on Assured Shorthold Tenancies totalling £4,210 per calendar month.

PRICE

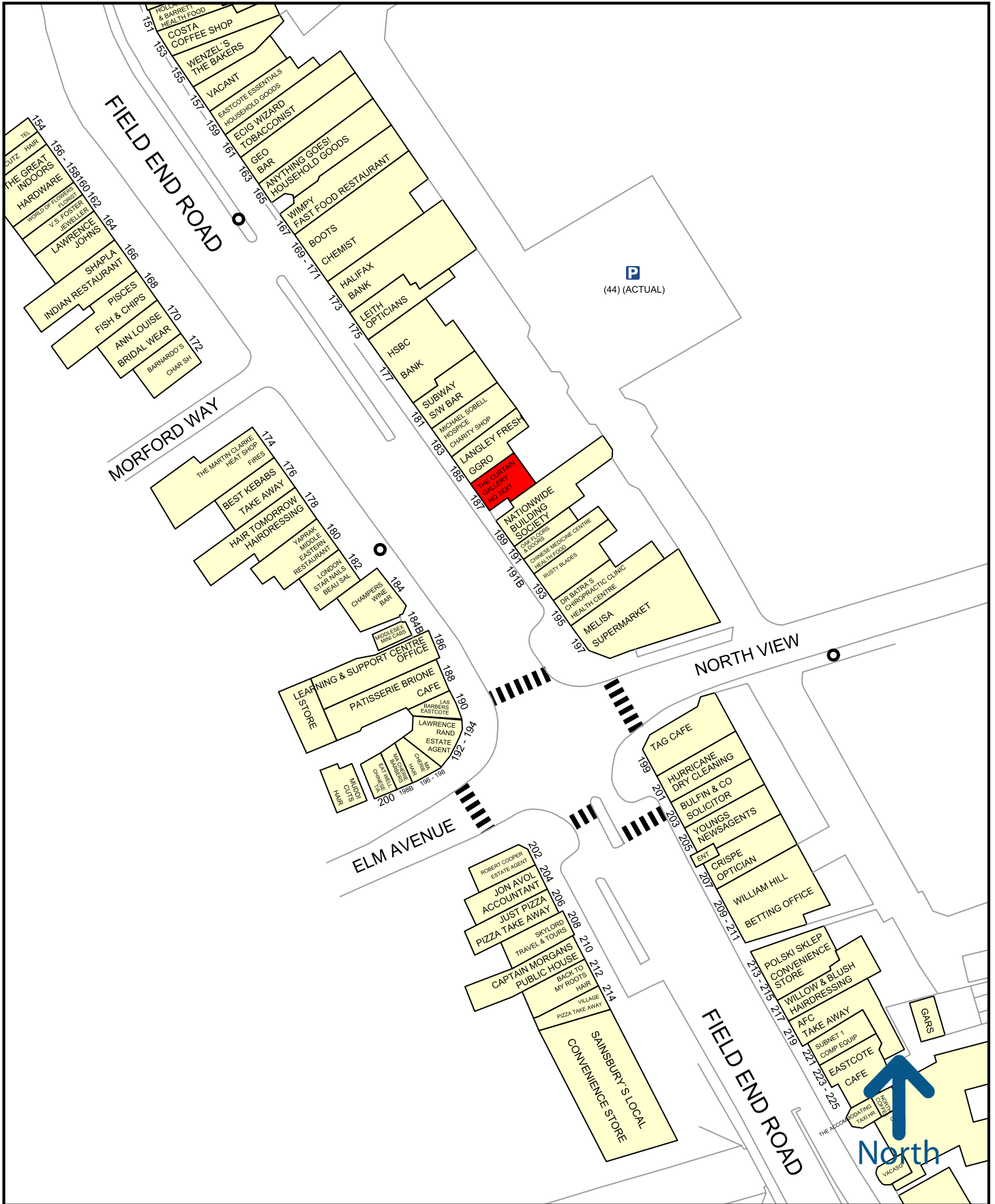
Our client is asking a price of £1,200,000 in respect of the freehold interest subject to the leases. No VAT is payable on the sale price.

EPC

Copies of Energy Performance Certificates (EPC) are available upon request. The Ratings are shown on the attached schedule.

VIEWING

Strictly by appointment through VDBM on 01923 845222



50 metres

Experian Goad Plan Created: 03/06/2020
Created By: Van De Berg Management Ltd



187/187A FIELD END ROAD, EASTCOTE

ADDRESS	TENANT	EPC RATING	ACCOMMODATION	LEASE	CURRENT RENT	DEPOSIT
187 Field End Road	Mr R Singh	C (73) 30.03.2015	Shop	5 years FRI from 19.04.2020 2 year tenant break	£21,000 pa	N/A
Flat 1, 187A Field End Road	Ms X Akpobome	D (59) 08.07.2016	Studio Flat	AST 15.08.2018 - 14.02.2020 Tenant holding over but has agreed to a new 6 month lease so in process of renewal	£800 pcm	£1,523 - Robsons letting agents with TDS
Flat 2, 187A Field End Road	Mr B Nomt & Ms G-E Myagarjav	D (59) 08.07.2016	2 bed flat	AST dated 19.06.2019 - 18.07.2020 Tenant requested to extend the lease for 3 months to 18.10.2020	£1,250 pcm but reduced to £1,100 pcm from 30.04.2020 for 3 months as a concession due to the coronavirus after a request from tenants. Rent to revert to £1,250 pcm on 30.07.2020	£1,442.31 - Lawrence Rand letting agents held in the Deposit Protection Service (DPS)
Flat 3, 187A Field End Road	Mr P Freeman	D (66) 08.07.2016	1 bed flat	AST from 22.02.2019 - 21.02.2020 Tenant holding over for another year	£1,050 pcm	£1,454 - Robsons letting agents held with the TDS
Flat 4, 187A Field End Road	Mr G Boorman & Ms C Maurice	C (71) 08.07.2016	1 bed flat	AST from 20.07.2019 - 19.07.2020 New AST agreed from 20.07.2020 for 6 months	£1,110 pcm from 20.07.2019 reduced on 20.04.2020 for 3 months to £888 pcm due to COVID -19 concession. New AST agreed from 20.07.2020 for 6 months	£1,280.77 - Lawrence Rand letting agents held with the DPS to be reduced to £ 1211.53 from 20.7.20